

PALA - PAUMA SPONSOR GROUP
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Phone: 760-742-0426

REGULAR MEETING
MINUTES, JANUARY 4, 2011
(APPROVED)

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Date: January 4, 2011

Time: 7:00 PM

Place: Pauma Valley Community Center
16650 Hwy. 76
Pauma Valley, Ca. 92061

I. ADMINISTRATIVE ITEMS

- A. Roll Call. All 6 Group Members present: Thomas Mc Andrews, Chairman; Charles Mathews, Vice Chairman; Fritz Stumpges, Secretary; John Ljubenkov; Jim Beezhold; and Betsy Sanchez Adams.
- B. Meeting called to order 7:05 PM and a quorum was established.
- C. Approval of Minutes: The minutes had been circulated to all members prior to the meeting and there were no corrections. Charles moved to approve them, John seconded it and the minutes were approved by unanimous vote.
- D. Operating Expenses: there were no expenses.
- E. Community Forum: There were no official comments from the audience.
- F. Group Administrative Discussions: The 4 year terms of Charles and Betsy expired last year. Since Charles has served only one year (partial), he volunteered to serve again. Tom made a motion to accept him for his second term, John seconded it, and the vote was unanimous to accept.

Betsy has been serving since before anyone could remember so Tom stated that he would check further with the county records to determine if she had served her final term allowed by our Standing Rules. There were no further general group discussions.

II. ANNOUNCEMENTS:

- A. Request for applicants to serve as Pala / Pauma Sponsor Group members to fill an existing vacancy. Interested applicants should call Tom Mc Andrews at 760-742-0426.
Bill Winn who was present last meeting, has expressed interested in joining. Consideration was given to our Standing Rules mandate to try to include as many factions of the community in the group as possible. It was noted that with Bill on the board, there would be a majority of members living inside the Country Club. We have been trying for many months, with no success, to find someone to step forward and join. Bill volunteered to wait another month before submitting his application. Tom will forward his nomination to the BOS if no one else comes forward.
- B. San Diego County Board of Supervisors completed taking testimony on the General Plan Update. The BOS did not vote on it but will continue to consider the multitude of important and controversial issues remaining.

III. NEW BUSINESS ACTION ITEMS:

- A. There was one comment from Charles pertaining to the list of 27 issues that the BOS requested their staff to review. Item #14: Tom will find out from the county what roads in our region are listed as failing or permitted failing according to the Level Of Service (LOS). The county Staff is to provide information / analysis on all 27 issues at the hearing scheduled for February 9, 2011.
- B. Tom presented a GPU list of Property Specific [ZONING] Requests from owners of county properties. These requests were usually to not be down zoned to levels specified under “Recommended Project” but to be left as it was previously zoned. Some however wanted their property down zoned to less density, to further protect the land from future development. There were 27 owner requests in our Pala Pauma region and we were given until January 21, to have our response accepted into written testimony records. We would have until February 9, to have the BOS notified of our response if we were not able to formalize a written one. We discussed our strong objections to the impossibly short response period and to the lack of provided information. Tom will immediately request our regional parcel map and a copy of all specific individual requests so that we can fairly assess the virtues of each. We decided to tentatively accept the two down zone requests, PP27-2 and PP33 as they are in line with preserving the rural character of the area. We also unanimously agreed to tentatively **NOT** support higher densities requested by PP29, Agua Tibia (double density), and PP31, Warner Ranch (a Special Study Area apparently requesting over 10X the current zoning). The requesting parcels will be divided up among group members to assess their merits. Our summary reviews will be presented for all to consider and discuss at a specially convened meeting on Tuesday, January 18th at 7 PM. We will do all possible to try to ascertain each parcel owner’s address and give them notice of the coming meeting.
- C. A special request was made by Ms. Rikki Schroeter, a representative for Rancho Guejito, to maintain their current level of zoning. She asked that we consider the reasons presented to the board, for wanting to maintain the current value. She described farmers and other land owners who depend on the value of their property to access reasonable loans. Without the property value and loans they may be unable to continue the agricultural or preserve status of the land. By mandating down zoning we may force the very development we wish to control. She also explained how one county family recently paid estate taxes based on an appraisal using existing zoning ordinance, but with the proposed down-zoning, the estate paid too much in taxes – this is just one example of the many that exist throughout the County. I think that all concerned realize this down zoning amounts to a planned “taking” and this is the reason we support a workable equity transfer mechanism as a way to make this new general plan fair. We took no action on her request and will evaluate its merits per III-B above.
- D. Tom will send our group members copies of the letter he sent to the county DPLU stating our Pala Pauma position on GPU issues. This is the letter we modified and approved at December’s meeting.

IV. ADJOURNMENT:

The meeting was adjourned at 8:25.

Fritz Stumpges, Secretary